

## **Planning & Highways Regulatory Committee - Quarterly Reports**

(a) **Planning Application Determination Timescales**

*The table provides performance figures for the determination of Major Applications, Minor Applications and Other Applications by Planning Officers in accordance with national timescales.*

(b) **Number of Planning Applications and Related Cases**

*The table lists the number of planning applications and other planning application-related cases that are received by the Development Management Service per quarter.*

(c) **New Tree Preservation Orders Made**

*The table lists the location of new Tree Preservation Orders (TPOs) made during the last quarter.*

(d) **Number of Applications for Works to Trees**

*The table lists the number of Tree Works applications received in respect of protected trees (protected by TPO or by Conservation Area status)*

(e) **Planning Appeal Decisions**

*The table lists the planning appeal decisions issued by the Planning Inspectorate during the last quarter.*

(f) **Planning Enforcement Casework**

*The table lists the planning enforcement case turnover by Planning Enforcement Officers during the last quarter.*

(g) **Planning Enforcement Casework – Performance Standards**

*The table lists the performance against planning enforcement standards stated in the Planning Enforcement Charter.*

(a) Planning Application Determination Timescales

Period	Major Applications Determined In Time *	Major Applications Determined In Under 13 Weeks	Minor Applications Determined In Time *	Minor Applications Determined In Under 8 Weeks	Other Applications Determined In Time *	Other Applications Determined Under 8 weeks
Jan - Mar 2016	100%	57%	76%	64%	83%	81%
Apr - Jun 2016	100%	73%	83%	51%	95%	84%
Jul - Sep 2016	100%	60%	88%	64%	96%	83%
Oct – Dec 2016	100%	67%	96%	68%	99%	83%
Jan - Mar 2017	90%	67%	99%	64%	99%	70%
Apr - Jun 2017	100%	94%	100%	63%	99%	83%
Jul - Sep 2017	100%	90%	98%	91%	100%	90%
Oct – Dec 2017	100%	50%	98%	68%	100%	90%

Year	Major Applications Determined In Time *	Major Applications Determined In Under 13 Weeks	Minor Applications Determined In Time *	Minor Applications Determined In Under 8 Weeks	Other Applications Determined In Time *	Other Applications Determined Under 8 weeks
2012 Average	47%	47%	55%	55%	66%	66%
2013 Average	63%	59%	65%	65%	82%	82%
2014 Average	88%	75%	59%	58%	69%	68%
2015 Average	95%	64%	46%	43%	64%	63%
2016 Average	100%	65%	86%	62%	93%	83%
2017 Average	97.5%	75%	99%	71.5%	99.5%	83%

\* Total applications determined in time includes those where the applicant and the local planning authority have agreed an extension of time.

# Annual Average to Date Only

(b) Number of Planning Applications and Related Cases

	Jan-Mar 2016	Apr-Jun 2016	Jul-Sep 2016	Oct-Dec 2016	2016 TOTAL	Jan-Mar 2017	Apr-Jun 2017	Jul-Sep 2017	Oct-Dec 2017	2017 TOTAL
Major Applications	18	21	14	24	<b>77</b>	25	12	23	16	<b>76</b>
Minor Applications	63	93	79	87	<b>322</b>	70	78	88	52	<b>288</b>
Other Applications	188	194	189	171	<b>742</b>	183	207	188	168	<b>746</b>
Discharge of Planning Condition Applications	59	65	44	43	<b>211</b>	50	56	40	54	<b>200</b>
Non-Material Amendment Applications	14	16	12	18	<b>60</b>	12	11	14	9	<b>46</b>
Variation of Legal Agreement/Condition Applications	5	2	2	5	<b>14</b>	3	3	4	0	<b>10</b>
Prior Approval (Commercial/ Householder PA, Flexible Use etc) Applications	15	19 *	11	9	<b>54 *</b>	14	11	9	13*	<b>47*</b>
<b>TOTAL NUMBER OF DECISION-MAKING APPLICATIONS</b>	<b>362</b>	<b>410 *</b>	<b>351</b>	<b>357</b>	<b>1480 *</b>	<b>357</b>	<b>378</b>	<b>366</b>	<b>312</b>	<b>1413 *</b>
<b>Pre-Application, Consultations and EIA Screening/Scoping Opinions</b>										
Environmental Screening and/or Scoping Opinions	5	8	2	6	<b>21</b>	8	2	8	5	<b>23</b>
Infrastructure Planning Commission Consultations	0	0	0	0	<b>0</b>	0	0	0	0	<b>0</b>
Pre/Post-Application Advice Submissions or Charged Meetings (inc. Specialist Heritage Advice)	54	35	33	36	<b>158</b>	31	40	50	54	<b>175</b>

\* includes one Ecclesiastical Exemption application

(c) New Tree Preservation Orders Made

Tree Preservation Order Number	Date Made	Location	Extent of Protection
633 (2017)	04.10.17	Land North, Hornby Park High Scholl, Melling Road, Hornby	T1-T3
634 (2017)	05.10.17	Land South-East of Haweswater, Silverdale	W1
635 (2017)	10.10.17	Royal Lancaster Infirmary (West), Ashton Road, Lancaster	G1-G5
636 (2017)	20.11.17	42-44, Church Street, Lancaster	T1
637 (2017)	07.12.17	Burrow House, Burrow Heights Lane, Lancaster	T1-T6
638 (2017)	08.12.17	The Stables, Low Road, Halton	T1, T2

\* T = Individual Tree; G = Group of Trees; W = Woodland of Trees; A = Area of Trees.

(d) Number of Applications for Works to Trees

	<b>Applications for Works to Trees Protected by Tree Preservation Orders</b>	<b>Applications for Works to Trees Protected by Conservation Area Status</b>
January-March 2016	15	21
April-June 2016	22	12
July-September 2016	23	22
October-December 2016	22	23
<b>TOTAL APPLICATIONS 2016</b>	<b>82</b>	<b>78</b>
January-March 2017	18	19
April-June 2017	21	25
July-September 2017	18	27
October-December 2017	16	19
<b>TOTAL APPLICATIONS 2017</b>	<b>73</b>	<b>90</b>

(e) Planning Appeal Decisions

<b>Application Number</b>	<b>Application Site</b>	<b>Proposal</b>	<b>Appeal Decision</b>
<b>13/00564/UNAUTU</b>	Moorlands Hotel, Quarry Road, Lancaster	Appeal against Enforcement Notice – Use of building for residential use (student accommodation)	Appeal Dismissed Enforcement Notice upheld
<b>13/00564/UNAUTU</b>	Moorlands Hotel, Quarry Road, Lancaster	Appeal against Enforcement Notice – Erection of staircase and elevated platform with screen fencing	Appeal Dismissed Enforcement Notice upheld — date for compliance varied
<b>16/00570/FUL</b>	Brookside, Whams Lane, Bay Horse	Demolition of agricultural building, erection of a detached residential dwelling, a garage/workshop, installation of solar array panel, erection of two polytunnels and creation of an attenuation pond	Appeal Allowed
<b>16/00201/UNAUTD</b>	52 Golgotha Road Lancaster	Appeal against Enforcement Notice to remove rear extension	Enforcement Notice upheld – date for compliance varied.
<b>17/00466/CU</b>	Sea View, Ringstones Lane, Lowgill	Change of use and conversion of redundant agricultural buildings to a single storey dwelling and a domestic storage and garage	Appeal Allowed
<b>16/01237/OUT</b>	87 White Lund Road Morecambe	Outline application for the erection of up to 9 dwellings with associated access	Appeal Dismissed
<b>16/01250/FUL</b>	Irving House, Northgate, White Lund, Morecambe	Retrospective application for the change of use from sale of motor vehicles into gymnasium (use class D2)	Appeal Dismissed Enforcement Notice upheld — date for compliance varied
<b>16/01250/FUL</b>	Irving House, Northgate, White Lund, Morecambe	Retrospective application for the change of use from sale of motor vehicles to one-to-one training facility	Appeal Dismissed

*Note – 2 other appeals were withdrawn by the appellant during the last Quarter (Middle Highfield, Aughton; and Hampson House, Ellel)*

(f) Planning Enforcement Casework – Volume and Breakdown of Cases

Period	Number of Current Live (Allocated) Enforcement Cases (at the time of compiling this table)								New Cases Received Within the Quarter	Closed Cases Within the Quarter
	Breach of Condition	Conflicts with Approved Plans	(Separate) Conservation Area Development	Unauthorised Adverts	Unauthorised Development	Unauthorised Use	Untidy Land (& Tipping)	Works Affecting a Listed Building		
Jan – Mar 2016 *	-	-	-	-	-	-	-	-		
April-June 2016 *	-	-	-	-	-	-	-	-		
Jul - Sep 2016 *	-	-	-	-	-	-	-	-		
Oct - Dec 2016	33	20	2	28	89	53	20	19	71	99
Jan - Mar 2017	32	19	2	31	92	62	24	43	113	75
Apr - Jun 2017	38	14	3	28	85	73	25	30	107	88
Jul - Sep 2017	43	23	3	40	93	85	26	27	116	90
Oct - Dec 2017	37	23	4	36	88	80	22	28	70	87

\* Data sets not compiled until October 1<sup>st</sup> 2016.

(g) Planning Enforcement Casework – Performance Standards

Period	Breaches Remedied Within 60 Working Days	% of Cases closed within the Quarter, where the Initial Investigations were concluded within Enforcement Charter Standards	% of Cases where Notice Compliance Site Visits Occurred Within 5 Working Days	Number of New Notices Issued by Enforcement Officers
Jan – Mar 2017	36%	80%	50%	3
April-June 2017	30%	64%	100%	9
Jul – Sep 2017	40%	56%	75%	6
Oct – Dec 2017	<b>43%</b>	<b>53%</b>	<b>50%</b>	<b>0</b>
<b>2017 AVERAGE/ TOTALS</b>	<b>37%</b>	<b>63%</b>	<b>69%</b>	<b>4.5</b>
Jan - Mar 2018				
Apr - Jun 2018				
Jul - Sep 2018				
Oct - Dec 2018				
<b>2018 AVERAGE/ TOTALS</b>				